

1 **BEFORE THE HEARING EXAMINER FOR THE CITY OF REDMOND**

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3
4 **IN THE MATTER OF APPLICATION OF)**
5 **LEISURE CARE RETIREMENT)**
6 **COMMUNITIES FOR FAIRWINDS)**
7 **RETIREMENT COMMUNITY PLANNED)**
8 **RESIDENTIAL DEVELOPMENT AND)**
9 **CONDITIONAL USE PERMIT)**

FILE NO: L030003, L030004
RECOMMENDATION

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11
12 **RECOMMENDATION**

13 The Hearing Examiner recommends that the City Council **APPROVE** the Conditional Use
14 Permit and Planned Residential Development for the Fairwinds Retirement Community, subject
15 to conditions.

16
17 **INTRODUCTION**

18 The application of Leisure Care Retirement Communities for approval of a Conditional Use
19 Permit and Planned Residential Development for a retirement residence near the intersection of
20 N.E. Avondale Road and N.E. Novelty Hill Road came on for hearing before Gordon F.
21 Crandall, Hearing Examiner on October 6, 2003 at 7:00PM. Amy Tarce, Senior Planner,
22 presented the Technical Committee Report.

23
24 Testifying under oath were:

25 Amy Tarce, Senior Planner
26 Hoyt Scott, Leisure Care Retirement Communities, Applicant
27 Heather Poe, Water Tenders, Chair of Citizens Advisory Committee on Shorelines
28 Jeannine Sieler, 20538 NE 179th Street, Woodinville
29 Terry Lavender, Water Tenders
30 P. G. Phillips, 9920 197th Ct NE, Redmond
Judd Black, Development Review Manager

1 The following exhibits were offered and admitted:

2 Exhibit A: Technical Committee Report dated October 6, 2003

3 Exhibit B: Staff Powerpoint Presentation

4 Exhibit C: Noise Study and Recommended Mitigations

5 Exhibit D: Letter from Terry Lavender asking for Maximization of Riparian Buffer

6
7 The hearing adjourned at about 8:15 PM.

8
9 From the foregoing the Hearing Examiner makes these:

10
11 **FINDINGS OF FACT**

- 12 1. Leisure Care Retirement Communities (Applicant) seeks approval of a Conditional Use
13 Permit (CUP) and Planned Residential Development (PRD) for development of a new
14 three-story retirement residence on a site bordered by NE Avondale Road, NE Novelty
15 Hill Road, and Bear Creek. The site is triangular in shape, relatively flat, and contains
16 7.63 acres. A site plan is attached as Attachment A.
- 17
18 2. The proposal is to demolish six existing structures and construct a three-story building
19 with 143 retirement residences. Some units will be assisted living and 10% will be
20 “affordable” as defined in RCDG Ch.20D.30. There will be 102 parking spaces. Sixty
21 percent of the site will be cleared for improvements.
- 22
23 3. The site is in the Bear Creek Neighborhood and designated for low-moderate density
24 residential uses. The site is zoned R-6, moderate density residential. Surrounding land
25 uses include single-family residences to the south, southwest and northwest and multi-
26 family residences to the west across N.E. Avondale Road.
- 27
28 4. The principal access to the site will be from northbound N.E. Avondale Road. A
29 secondary access will be provided from N.E. Novelty Hill Road. Vehicles exiting the site
30 to NE Avondale Road may not cross to the southbound lanes but must only turn right.

- 1 5. The City issued a Mitigated Determination of Non-Significance (MDNS) for the project
2 on August 29, 2003. No written comments were received. The appeal period has expired,
3 and no appeals were filed. The conditions to the MDNS were noise mitigation, a buffer
4 mitigation planting plan and relocation of a 6" cast iron water main with an 8" ductile
5 iron main in N.E. Novelty Hill Road. Exhibit A, Attachment 8A.
6
- 7 6. The site is bounded by Bear Creek, a Class I stream, and the building will be 200 feet or
8 more from the Ordinary High Water Mark (OHWM). This buffer area is currently
9 degraded and will be restored as part of the project. The shoreline area is designated
10 Conservancy in the City's Shoreline Master Program. Stormwater detention and water
11 quality ponds will be located in the buffer area, and a soft surface trail is contemplated
12 for public access to and near Bear Creek. A Native Growth Protection Easement for the
13 second growth forest in the southwest one-third of the site will be conveyed to the City
14 of Redmond.
15
- 16 7. Fire, Transportation, and Park impact fees will be assessed at the time of building permit
17 issuance at rates then in effect.
18
- 19 8. Notice of the Application, SEPA determination, and the Public Hearing was given as
20 required by Ordinance. Only one written comment was received prior to the hearing,
21 from Mr. and Mrs. Kirk Doyle. Their concerns were with density, trees, wildlife habitat,
22 transportation impacts to N.E. Avondale Road, buffering nearby homes and stormwater.
23
- 24 9. At the hearing, testimony was received from several citizens.
25 Heather Poe urged better protection of Bear Creek and it's buffer, and urged that
26 there be less intrusion by the detention pond and trail.
27 Jeannine Sieler, sought preservation of more trees, questioned the existence of the
28 detention pond in the stream buffer and expressed concern about increased traffic.
29 Terry Lavender, observed that Bear Creek was one of the three of the primary
30 sockeye salmon spawning streams in the Lake Washington/Sammamish Basin, as

well as habitat for fresh water mussels. She urged preservation of the maximum buffer area and reduction of streamside human activity.

PG. Phillips, expressed concern for traffic increases, especially on N.E. Novelty Hill Road, and suggested that the required transportation improvements there be installed before any construction activity was undertaken on the site.

10. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.

From these findings of fact, the Hearing Examiner makes the following:

CONCLUSIONS OF LAW

1. Application for a Conditional Use Permit and a Planned Residential Development requires a Type IV review procedure. This is a quasi-judicial review and recommendation by the Hearing Examiner and a decision by the City Council. RCDG 20F.30.15.020. The Hearing Examiner is authorized to conduct a public hearing and submit recommendations to the City Council. RCDG 20F.30.45-015 et seq.
2. A Conditional Use is a mechanism by which the City may require special conditions on development or on the use of land in order to ensure that designated uses or activities are compatible with other uses in the same land use district and in the vicinity of the subject property. An application for a Conditional Use Permit may be granted if the following decision criteria of RCDG 20F.40.40-040 are satisfied:
 - a. The conditional use is consistent with the Redmond Community Development Guide, which includes the Comprehensive Plan;
 - b. The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property an immediate vicinity;

- c. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
- d. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses shall be examined to determine if there are unusual hazards or characteristics of the use that would have adverse impacts;
- e. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;
- f. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- g. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;
- h. If applicable, the application must also conform to the standards established in Chapter 20D.170 RCDG, Special Uses. (Ord. 2118)

Staff has analyzed whether the proposal is consistent with the RCDG and the Comprehensive Plan in pages 9-17 of the Technical Committee Report. Staff concludes that the proposal satisfies the decision criteria for Conditional Use Permit, and the Hearing Examiner concurs.

- 3. A Planned Residential Development is authorized by RCDG20C.30.105. It allows for flexibility in project design to match the unique features of a project and a site to establish sets of minimum criteria. Its primary purpose is to enhance the design of a residential development by allowing flexibility and variation from the established site requirements and development standards of the RCDG. The design criteria for a Planned Residential Development are set forth in RCDG 20C.30.105-040, and the City may approve, or approve with modifications, a PRD if the

proposal meets the requirements of chapter 20C.30.105 and the design of the proposed development achieves two or more of the following results:

- (a) High quality architectural design, placement, relationship or orientation of structures;
- (b) Achieving allowable densities for the subject property;
- (c) Providing housing types that effectively serve the affordable housing needs of the community;
- (d) Improving circulation patterns or the screening of parking facilities;
- (e) Minimizing the use of impervious surfacing materials;
- (f) Increasing open space or recreational facilities on-site;
- (g) Landscaping, buffering, or screening in or around the proposed PRD;
- (h) Providing public facilities;
- (i) Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
- (j) Incorporating energy efficient site design or building features;
- (k) Providing for an efficient use of infrastructure.

4. The design criteria for a Planned Residential Development are discussed at pages 16-28 of the Technical Committee Report. Staff recommends approval of the PRD, and the Hearing Examiner concurs. Clearly more than two of the decision criteria are satisfied. The design of the project is rated as of “above average” quality. Allowable density will be achieved. Twenty four affordable units will be set aside for households earning less than 80% of the King County median income, adjusted for household size. Only 37% of the site will have an impervious surface. The maximum allowed is 65%. Indoor and outdoor recreational facilities will be provided. Landscape screens will be provided along NE Novelty Hill Road and NE Avondale Road. Impact fees will contribute to the cost of fire, parks, and roads. Natural features of the site will be preserved and enhanced.

1 5. Members of the public were concerned primarily with the impact of the proposal of Bear
2 Creek and it's buffer. Applicant proposes to remove non-native plant species that
3 currently dominate the degraded 150-foot buffer area and replace them with native
4 vegetation. Lavender and Poe urged that the intrusion by humans into the Bear Creek
5 buffer be kept to a minimum. The preliminary plans include a soft surface trail, which
6 meanders through the buffer and provides at least two points of access to the stream. In
7 addition, detention and water quality ponds are located in the outer portions of the buffer.

8
9 Applicant was sympathetic to these concerns and agreed to work toward reduction of
10 human intrusion into the buffer area in the final design. A condition to such effect should
11 be included in the approval.

12
13 6. Other members of the public, including P.G. Phillips, expressed concern for the traffic
14 impacts of the proposal. The project is expected to generate less than 30 PM peak hour
15 trips. A study done for another similar project in Woodinville concluded that each
16 dwelling unit in a retirement residence would generate 0.16 trips in the PM peak hour,
17 and this translates into 23 trips. The minimum for requiring a traffic study is 30. This will
18 constitute an acceptable increase to traffic for each of the two exits to and from the
19 project. All vehicles exiting onto NE Avondale Road must turn right and may not cross to
20 the southbound lanes, which will reduce traffic conflicts at this location.

21
22 Mr. Phillips asked whether the required frontage improvements (half street improvements
23 on NE Novelty Hill Road which will be widened to four lanes) could be done early so as
24 to mitigate conflicts with construction traffic. The suggestion is a good one, and a
25 condition to such effect should be included in the approved decision.

26
27 7. Members of the public also urged that the detention pond be moved out of the buffer
28 area, to preserve the natural character of the buffer. The Hearing Examiner disagrees.
29 Ponds are benign uses in this area and in any event they will be located in the outer half
30 of the buffer. The buffer area is a logical place for the detention and water quality ponds.

1 8. Any finding of fact deemed to be a conclusion of law is hereby adopted as such.

2
3 **RECOMMENDATION**

4 The Hearing Examiner recommends **APPROVAL** of the application of Leisure Care Retirement
5 Communities for a Conditional Use Permit and Planned Residential Development for Fairwinds
6 Retirement Community, subject to the conditions attached here as Attachment B and to the
7 General Approval Conditions and the Fire Department General Conditions as set forth in the
8 Technical Committee Report.

9
10 Done this 22nd Day of October 2003.

11
12 /s/ Gordon F. Crandall

13 _____
14 **GORDON F. CRANDALL**
15 **HEARING EXAMINER**

16 Attachment A: Site Plan

17 Attachment B: Conditions of Approval with changes indicated in Boldface
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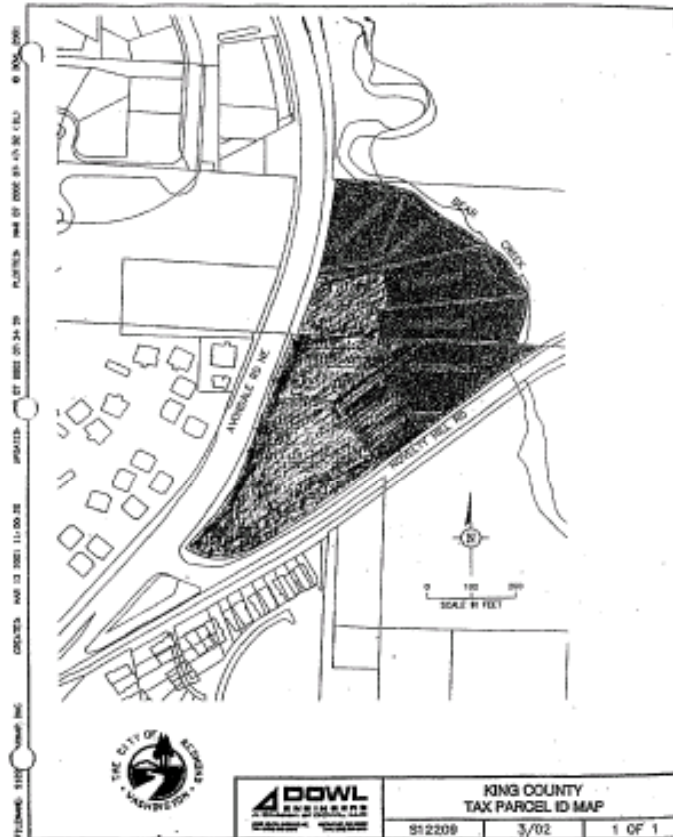
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FURTHER PROCEEDINGS

The foregoing findings of fact, conclusions of law and recommendation will be referred to the City Council. The City Council shall, at a closed record public meeting, consider and take final action on the application. The City Council will not accept new information, written or oral, on the application but shall consider only the complete record developed before the Hearing Examiner and his recommendation. The City Council shall either approve the application, with or without modifications, remand the application to the Hearing Examiner for additional review limited to specific issues, or deny the application. RCDG 20F.30.45-110

Fairwinds Retirement Community - 9 of 37 10/22/03	City of Redmond Office of the Hearing Examiner P.O. Box 97010 Redmond, WA 98073-9710
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ATTACHMENT A SITE PLAN



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18 **ATTACHMENT B**
19 **CONDITIONS OF APPROVAL**
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21 **PLANNING PART I - SITE SPECIFIC CONDITIONS**
22

23 A. Approvals Required Prior To Building Permit Issuance:

24 The following applications/permits must be submitted and approved prior to issuance
25 of a building permit:

- 26 • Boundary Line Adjustment
- 27 • Shoreline Substantial Development Permit

28 An approved Sign Permit Application is also required but this does not have to be
29 approved prior to other permits.

30 B. Street Trees

The following street tree(s) are required to be installed in accordance with RCDG Section 20D.80.10-140. The minimum size at installation is 2 ½ inch caliper.

<u>Street</u>	<u>Species</u>	<u>Spacing</u>
Avondale Road	Acer Platanoides ‘Cleveland’	
	‘Cleveland’ Norway Maple	35 ft. o.c.

C. Design Review Recommendations

Revised building elevations that reflect Design Review Board comments at 1/8" scale prepared by a licensed architect must be submitted with the building permit application. Design Review Board requirements are as follows:

1. Instead of deciduous trees, plant more evergreen trees in the foundation landscape areas for the building wings that are closest to Avondale road, especially where the building height is at three stories.
2. Sidewalks should be differentiated from the vehicular paths by texturing, color, or use of a different material. This is especially necessary for the sidewalks running along the garage driveways, and where pedestrian paths cross vehicular paths.
3. The lighting plan will be subject to the approval of the Technical Committee. The lighting fixture cut-off sheets shall be provided by the applicant to the City of Redmond for review.
4. Presentation of material inconsistencies
 - Where inconsistencies between the floor plans and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.
 - If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plan, lighting plan, materials and color between the presentation boards and the 8 ½ x 11 submitted drawings, the Design Review Board and the Redmond planning staff will review and determine which design version will be followed for site plan entitlement.
5. The applicant shall work with staff regarding exterior lighting and that it be residential in nature with careful concern be given to the cut-offs especially in the

lights pointed upwards to make sure they meet the dark sky requirements and care given to the lighting along Novelty Hill Road.

6. The mansard roof proposal as presented in the handout at the July 17, 2003 meeting from the applicant (the color cover copy), is the one being approved by the Design Review Board.
7. The Board would request that there be some detail given possibly to the kitchen wall and this can be worked out with staff.
8. Staff works with the applicant to improve the trash enclosure and make it more ornamental in design, perhaps a trellis. Staff may bring the design of the trash enclosure to the Design Review Board for approval.

D. Landscaping and Tree Preservation

1. Landscape Screening. A Type I Solid Landscape Screen is required along Novelty Hill Road and Avondale Road. Type 1 Landscaping consist of the following minimum heights of plants at installation per RCDG 10D.80.10-080(2)(a):
 - Shrubs at 5 feet or greater
 - Deciduous trees at 10 feet or greater
 - Landscape width of 10 feet or greaterAlong Avondale Road, evergreen trees are preferred to minimize the impact of the three-story buildings from neighboring views. In addition, trees to be planted in the foundation landscape areas of the building that is visible from Avondale Road should use more evergreen trees than deciduous trees.
2. Native Growth Protection Easement. The southwestern third portion of the project site that is closest to the intersection of Novelty Hill Road and Avondale Road, which has been identified as a second growth forest will be granted to the City of Redmond as a Native Growth Protection Area. The boundaries of the NGPA will be the property line along Novelty Hill Road going around Avondale Road then coming down along the edge of the parking curblin, the final location of which will be determined at Construction Drawing review. The NGPA will be

1 designated either through an easement or a separate tract. Per RCDG 20D.180.10-
2 070(4), A Native Growth Protection Easement shall impose upon all present and
3 future owners and occupiers of land subject to the easement the obligation,
4 enforceable on behalf of the public by the City of Redmond, to leave undisturbed
5 all trees and other vegetation within the easement, except that area required for
6 future construction of multipurpose trails. The vegetation within the easement
7 cannot be cut, pruned, covered by fill, removed, damaged or enhanced without
8 express written permission from the City of Redmond.

- 9
- 10 3. Replacement Trees. A total of 220 replacement trees are required for the project.
11 The proposed project will remove 9 landmark trees and 193 significant trees.
12 Three (3) replacement trees are required for every landmark tree removed and 1
13 replacement tree is required for every significant tree removed.

14

15 E. SEPA Mitigation

- 16 a. Noise Mitigation: Due to the high volume of traffic along Avondale Road
17 and Novelty Hill Road, and the relative proximity of some of the residential
18 units to these two roads, noise mitigation is required to ensure that the
19 residential units meet the U.S. Dept. of Housing and Urban Development
20 (HUD) standards for maximum noise levels for residential developments.
- 21 b. Buffer Mitigation Planting Plan: It is important to the success of the buffer
22 planting that plants be installed at sufficient density to cover rapidly. In
23 order to mitigate for placement of the proposed detention facilities within
24 the 150' buffer, trees shall be planted at a spacing resulting in a maximum
25 12' on center spacing (including existing trees to remain), and shrubs and
26 groundcovers shall be planted at a spacing to result in a maximum 4' on
27 center spacing (including existing native plants). These specifications have
28 historically been used in other similar projects in Redmond and have proven
29 to be the effective level of plant density required to enhance a degraded
30 stream buffer, which is what is found on the project site. **Applicant shall**

1 design the detention ponds and trails in the buffer so as to minimize as
2 much as possible the adverse effects of human activity on the water and
3 salmon habitat qualities of Bear Creek

4 This approval is subject to all general criteria of the Redmond Community Development
5 Guide and Redmond Municipal Code. Please refer to Attachment A, General Planning
6 Approval Conditions, for a checklist of drawing, bond, and general planning
7 requirements. The checklist does not substitute for the code; it is intended to be used as a
8 guide in preparing your final construction drawing/building permit submittal. Refer to
9 the Redmond Community Development Guide and Redmond Municipal Code for
10 detailed information on each requirement.

11 **ENGINEERING PART I - SPECIFIC SITE CONDITIONS**

12 **A. Streets, Sidewalks, Access, And Related Improvements**

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- 14
- 15
- 16
- 17 1. Easements & Dedications: Legal descriptions for easements and dedications shall
- 18 be provided prior to construction plan approval. The easements and dedications
- 19 shall be recorded prior to occupancy of the building improvements. The existing
- 20 and proposed easements and right-of-way shall be shown on the civil plans. All
- 21 existing easements shall be modified to the City of Redmond's satisfaction or
- 22 released prior issuance of the building permit.

23 a. Dedications for public right of way are required as follows:

- 24
- 25 • 12 feet wide on the north side of Novelty Hill Road across the entire
- 26 property frontage.
- 27 • 5 feet wide on the east side of Avondale Road across the frontage of
- 28 existing tax lots 80, 81, 26 and 124

29 b. Easements are required as follows:

30

Public 10-foot wide for sidewalks and utilities, granted to the City of Redmond, along all rights of way including Novelty Hill Road and Avondale Road.

c. New right-of-way lines joining at the intersection of Novelty Hill Road and Avondale Road shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.

d. All lots are subject to an easement for utilities and drainage facilities over, under and across a strip of land 5 feet wide along the lot lines around the perimeter of the development.

e. At time of construction, additional easements may be required to accommodate the improvements as constructed.

2. In order to mitigate damage due to trenching and other work on Novelty Hill Road and Avondale Road, the ASPHALT STREET shall be planed, overlaid, and/or patched, as determined by the Engineering Division.

3. Half street improvements are required on Novelty Hill Road including asphalt paving 33.5 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 8-foot concrete sidewalk, storm drainage, streetlights, street trees, street signs and underground utilities including power and telecommunications. The resulting full street width on Novelty Hill Road shall include one eastbound lane, three westbound lanes and one westbound bike lane as shown on the 7/21/03 site plan prepared by Dowl Engineers. **Widening of NE Novelty Hill Road to increase its capacity shall be undertaken as early as possible, consistent with other construction needs of the project.** The minimum pavement section for the street shall consist of:

- 4" Asphalt Pavement Cl. A
- 5" Asphalt Pavement Cl. E
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)

- Street crown 2% sloped to drain system

4. At the intersection of Novelty Hill Road and Avondale Road, the traffic signal system shall be modified per City of Redmond standards to accommodate the widening of Novelty Hill Road and the new lane channelization.
5. The type and location of the proposed site accesses are approved as shown on the 7/21/03 site plan prepared by Dowl Engineers. Raised curbing shall be installed along the centerline of Avondale Road to preclude left turns in or out of the site driveway onto Avondale Road.
6. Concrete crosswalks, per the City of Redmond Standard Details, are required across all driveways and private streets intersecting minor or principal arterials.
7. Conversion of aerial utilities (Power, Telephone, Cable, etc.

All existing aerial utilities and street crossings shall be converted to underground along all street frontages and within the site according to 20D.220.10 "Underground Wiring" in the Redmond Community Development Guide. All new utilities serving the site shall be placed underground

8. Street Lighting and Traffic Signals.

Streetlights are required on Novelty Hill Road to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Transportation Operations Engineer, at (425) 556-2751 with questions. The street lighting shall be designed using the following criteria:

Roadway Classification	Area Classification	Average Illuminance (Foot-candles)	Uniformity Ratio (Average/Minimum)
Minor Arterial	Residential	0.6	4:1

- 1 9. Signal plans are required for all traffic signals being modified or constructed. The
2 plans shall be prepared in accordance with Section 8-20 and 9-29 of the WSDOT
3 Standard Specifications as supplemented and modified by the City of Redmond.
4 Potholing and utility locates are required prior to signal design. Engineer shall
5 arrange for potholing and utility locates, and then contact Dave Alm, Transportation
6 Operations Manager, at (425) 556-2875 48 hours in advance of installation to verify
7 layout. A street use permit is needed for any work within City right-of-way.
8

9
10 **ENGINEERING PART II - GENERAL REQUIREMENTS**

11 **A. Street Requirements**

- 12
13 1. All vehicle use areas including parking lots, service areas, driveways, streets, etc.
14 shall be paved.
15
16 2. In order to mitigate potential impacts to steep slopes, all buildings shall be set
17 back from the top/bottom of slope areas a distance as recommended by a
18 geotechnical engineer, but no closer than 15 feet. The top/bottom of the slope
19 shall be field surveyed and verified (located by bearings and distances) on the
20 final construction drawings.

21 **3. Driveways**

- 22 a. The location of all existing and proposed driveways, access corridors, and
23 intersections (both sides of the street) shall be shown along the property
24 frontage and within 150 feet of the site property line.
25
26 b. Driveways and access corridors shall be limited to one per lot per street
27 frontage, or one per 150 feet of street frontage upon approval by the City
28 of Redmond Public Works Department.
29
30 c. Driveways and access corridors shall align with existing streets or
driveways, or they shall be located a minimum of 150 feet from the
nearside face of curb of an intersecting street or driveway. Separations

less than these minimums shall obtain approval from the City of Redmond Public Works.

- d. Driveways and access corridors shall be designed to have a 90-degree angle with the street wherever possible. The City of Redmond Public Works Department must approve driveways and access corridors not meeting this standard.
- e. The maximum driveway grade shall be 10 percent. The Fire Department and Public Works Department must approve access corridors exceeding a grade of 10 percent.
- f. The civil plans need to include profiles of all site driveways extending from the centerline of the public street to a distance of 50 feet beyond the public right-of-way.

4. Street Design

- a. Civil plans for all public and private street construction must include existing and proposed centerline profiles and curb/edge of pavement elevations. Cross sections at regular stationing along the length of the project may be required.
- b. Horizontal alignment shall indicate radius, length of tangent between curves, and length of curve. Minimum curve radii shall comply with the requirements stated in Appendix 20D-3 in the Redmond Community Development Guide.
- c. Vertical curves shall indicate length of vertical curve, slopes, length of tangent between curves and stopping sight distance. Minimum stopping sight distance for design shall be 450 feet on arterials and collectors, 225 feet on local public access, and 150 feet on private streets.
- d. Cross slopes and super-elevation of streets shall not exceed two (2) percent unless approved by the City of Redmond Public Works Department.

- e. On sloping approaches at intersections, landings are not to exceed 2 feet difference in elevation for 30 feet approaching an arterial or 20 feet approaching a local access street (measured from the back of sidewalk or the back of curb if no sidewalk exists).
- f. Curb radius shall be 25 feet for local access streets and 30 feet for arterial and collector streets.
- g. Street rights-of-way shall intersect at 80 to 90 degrees where possible.
- h. Any pedestrian crossings at intersections, or across curb return type driveways need to include handicap ramps. These ramps must be designed to meet the most recent ADA standards.

5. Sight Distance

- a. The appropriate sight distance triangles shall be drawn on the civil and landscaping plans. Adequate entering sight distance shall be maintained at all connections to public streets in accordance with Section 20D.210.25 "Sight Clearance at Intersections" of the *Redmond Community Development Guide*, pages 347 and 348.
- b. For the purpose of determining adequate sight distance, provide plan and profile views of adjacent streets. On local access streets, provide drawings 225 feet each side of all proposed driveways or intersections. On arterials and neighborhood collector streets provide drawings 450 feet each side of all proposed driveways or intersections. Adequate stopping sight distance shall be maintained at all driveways and intersections in accordance with Appendix 20D-3 in the *Redmond Community Development Guide*.

6. Parking: The civil plans need to show the actual parking lot striping and dimensions including parking stalls, travel aisles and any proposed directional arrows. The location of all proposed compact-parking stalls shall be specifically indicated on the plan.

7. Signs and Striping

- 1 a. The existing and proposed channelization shall be shown on the site plan for
2 all streets adjacent to the site and within 150 feet of the site property line.
3 This should include the location of all fog lines, center stripes, stop bars and
4 directional arrows.
- 5 b. A separate 40-scale channelization plan may be required for any public street
6 being modified or constructed. The plan shall include the existing and
7 proposed signs, striping and street lighting and signal equipment for all streets
8 adjacent to the site and within 150 feet of the site property line (both sides of
9 the street). The plan shall conform to the requirements in the City of
10 Redmond Standard Specifications and Details Manual. If the channelization
11 is on a state route, WSDOT approval of the channelization plan is also
12 required.
- 13 c. All traffic control devices, including signs and pavement markings, shall
14 conform to the MUTCD and the City of Redmond Standard Details. The
15 Transportation Division shall approve all layouts prior to installation.
- 16
- 17 8. General Notes: The following notes shall be included on the construction plans `
- 18 for this project:
- 19 a. Safety railings shall be required when the bottom of a rock wall, retaining wall
20 or slope is 30" or more below the finished elevation of a sidewalk or other
21 pedestrian facility.
- 22 b. WSDOT approved guardrail shall be required as directed by the City
23 Inspector, subject to approval by the City Transportation Engineer.
- 24 c. Contractor is responsible for installing all signs and channelization per City of
25 Redmond standards. Contractor shall lay out all signs and channelization, and
26 then contact Deby Canfield, Senior Transportation Technician, at (425) 556-
27 2752 48 hours in advance of installation to verify layout.
- 28
- 29 d. All necessary signs and markings on-site, along property frontage, and at
30 specifically designated off-site locations shall be provided by the applicant as

required by the Transportation Division whether or not these are indicated on the construction drawings.

- e. When requested by the City Inspector, the geotechnical engineer employed by the developer shall verify and subsequently advise the City of Redmond that the installation of the paving section(s) conforms to his/her design. The project will not be accepted until this written documentation is submitted.

ENGINEERING PART III - PROCESSING AND OTHER REQUIREMENTS

A. Engineering Plans

1. Engineering plans for on-site and off-site drainage (storm water management), clearing, grading, utility and street improvements are required. The plans shall be prepared by a registered engineer and shall be reviewed and approved by Public Works Department prior to issuance of the building, foundation, clearing and grading or street use permits. Plan size must be 22" x 34" at a scale of 1" = 20' unless otherwise approved by the City. The following design manuals should be obtained to guide design work:

- Standard Specifications and Details
- Clearing, Grading and Storm water Management Redmond Technical Notebook
- Design Requirements for Water and Sewer System Extensions
- Community Development Guide

These manuals reference a number of other commonly used engineering standards. It is vital the design professional performing this work be aware of the City and other pertinent standards to reduce review time. The City will not accept designs that deviate from the standards without substantial justification. Standard Specifications and Details shall be referenced by the detail numbers. Do not include individual drawings in the construction plans. Early consultation between design professionals and City staff is highly recommended if a design will propose deviations.

- 1 2. Plans shall include a composite drawing that includes all utilities, landscaping,
2 including trees, sprinklers, fire lines, dumpster enclosures, etc., is necessary to
3 minimize the possibility of utilities/landscaping conflicts. All power, telephone,
4 streetlights, etc. shall be shown on construction drawings to facilitate
5 identification and resolution of utility conflicts.
- 6 3. A copy of all recorded easements pertaining to the property is required. The
7 designer must be sensitive to the existence or creation of utility easements within
8 the project. Permanent structures not associated with the utility use—including
9 rockeries—shall not be built within easements, unless approved by the City of
10 Redmond.
- 11 4. When construction drawings are submitted for review, eight (8) complete copies
12 of the civil plans and two (2) sets of drainage computations and studies are
13 required for a complete submittal. Only complete submittals will be accepted for
14 review. (After the initial submittal, fewer copies may be required. If desired, you
15 may contact Public Works at 556-2740 to determine the exact number required.)
- 16 5. At the time of construction drawing approval, a digital file of the drawings shall
17 be submitted to the city. File format shall conform to the requirements identified
18 under ‘October 2000 version Record Drawing Requirements’ (see below).
- 19
- 20
- 21 B. A copy of all recorded easements pertaining to the property is required. Permanent
22 structures including rockeries cannot be built over easements.
- 23 C. Survey Control
- 24 a. Vertical control: Elevations must be referenced to City of Redmond
25 Datum. This Datum is based on the U.S.C. & G.S. benchmark B-385
26 (1927). The Surveyor must tie the project to two numbered
27 benchmarks. A publication of the benchmarks may be purchased from
28 the City's Public Works service counter under the name City of
29 Redmond Vertical Control Survey February 1990.
- 30

b. Horizontal control: The surveyor shall tie the project to two City of Redmond horizontal control monuments. The plans shall show NAD 83-91 coordinates on a minimum to two points at exterior lot/boundary corners. A publication of the Redmond City Horizontal Control Notebook dated 1993 can be purchased at the Public Works service counter.

c. Existing and New Monumentation: New survey monuments shall be installed at new street intersections, street tangent points and center of cul-de-sacs in accordance with the City of Redmond Standard Details. Existing monumentation must be identified on the construction plans and maintained by the contractor throughout the construction period.

D. Plan review and inspection fees: Commercial/Apartment - 120% of Building Permit Fee

E. This project will be required to pay transportation impact fees at the time of building permit issuance. The applicant is advised to review Section 20D.210.10-190 of the Community Development Guide in order to determine eligibility for credits against impact fee.

F. RIGHT OF WAY USE PERMIT is required for any work in the public right of way and shall be paid prior to the pre-construction conference and includes:

- A maximum of \$324 fee* (subject to annual increase) for utility installation in the public right-of-way
- A posting of a \$1000 cash bond for street cleaning

* A 3% technology surcharge is applied as authorized by Ordinance No. 2090, and extended by resolution No. 1162 on December 3, 2002.

G. Performance Guarantee: A performance guarantee shall be provided in a form acceptable to the City for street, water, sewer and storm water improvements. An acceptable performance guarantee includes a performance bond, irrevocable letter of credit, or cash. (In some unusual circumstances assignment of loan proceeds may be acceptable.) The amount of the bond shall be 125% of the estimated cost. Only City of Redmond security forms are acceptable. The performance guarantee will not be released until letter from the

1 Director of Public Works advises the developer that all conditions of approval have been
2 met. In addition to the street use permit, a performance guarantee shall be posted with the
3 City for the following uses:

- 4 1. Street and utility improvements within the public right-of-way. The amount of the
5 security shall be determined by the applicant and approved by the City.
- 6 2. Prior to the issuance of any tenant improvement permit or occupancy permit a City
7 approved Letter of Credit or Cash Deposit shall be posted with the City for all
8 uncompleted on-site improvements. The amount of the Letter of Credit or Cash
9 Deposit shall be determined by the applicant and approved by the City. In the event
10 the street and utility Record Drawings plans have not been submitted and accepted at
11 this time a cash bond shall be posted to ensure future submittal. The minimum
12 amount shall be \$5,000, or as determined by the Engineering Division. The deposit
13 for sets having a large number of sheets shall be established at \$1,000 per sheet, not
14 to exceed \$25,000.
- 15 3. Prior to acceptance of any improvements within the right of way, an Asset Summary
16 shall be provided for all street and sidewalk improvements to be owned and
17 maintained by the City of Redmond.
18

19 20 H. RECORD DRAWING REQUIREMENTS (Oct. 2000 Version)

21
22 One of the important steps upon the completion of construction improvements in the
23 City of Redmond is a submittal of Record Drawings. The drawings are important
24 assets to the City as well to its residents and customers. They are used for many
25 purposes, ranging from indicating what was actually constructed in the field to
26 helping locate facilities during emergency situations.

- 27 1. *What items shall be included?:* Record drawings will show accurate locations of
28 storm, sewer, water mains and other water appurtenances, structures, conduits,
29 power poles, light standards, vaults, width of streets, sidewalks, landscaping
30 areas, building footprints, channelization and pavement markings, property lines,
easements, etc.

2. *What are the accuracy requirements?:* The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments. The following is a partial list of the construction items and tolerance limits to be incorporated into the Record Drawings. Other items and tolerances shall be required depending on the type of improvements constructed.

- Surveyed Sewer and Storm water elevations..... +/-0.01'
Includes pipe invert elevations, top of castings (manholes, inlets, etc.)
- Surveyed Water elevations..... +/-0.25'
- Horizontal and vertical alignment..... +/-0.1'

3. *What is required from you?:* The Record Drawing delivery shall be in electronic as well as in hard copy format. Each drawing, except for the Digital file, shall bear the P.E./P.L.S. Stamp, Signature and Date and be reproduced on the following media:

Preliminary Submittal:

- Two sets of full size prints.
- Digital files with drawing/layer documentation.

Final Submittal:

- Full size PHOTOGRAPHIC MYLAR Sepia or Xerox Mylar will not be accepted.
- 11"x17" PHOTOGRAPHIC MYLAR, matt finish preferred.
- 8-1/2"x11" PHOTOGRAPHIC NEGATIVE
- Three sets of full size PRINTS.
- Digital files with drawing/layer documentation.

4. *How does the Preliminary Record Drawing Submittal and Review Process work?:*
Upon completion of improvements and prior to project acceptance, Record Drawings in digital and hard copy format shall be submitted for review and approval.

- 1 a. Submit 1 digital copy and 2 hard copy sets for review to Engineering
2 Division, 2nd Floor, City Hall, Please call (425) 556-2740 if you have any
3 questions.
- 4 b. If review of the preliminary Record drawings reveals errors and/or
5 omissions, the digital files and drawings (redlines copies) will be returned
6 to the Engineer/Surveyor for corrections. The Engineer/Surveyor shall
7 make all corrections in the digital copy of the original construction plans
8 and re-plot the hard copy. Please resubmit the digital files, two revised
9 plans sets derived from the revised digital files and redlines for re-review.
10 Upon approval of preliminary record drawings, the Engineer/Surveyor
11 will be notified by the Public Works, Engineering department to proceed
12 with the "Final Submittal".
- 13 5. *Who should approve the final drawings before submitting it to the City?:* The
14 final drawings shall be prepared and stamped by a Professional Engineer and/or
15 Professional Land Surveyor currently licensed in the State of Washington
16 verifying that all improvements have been built in accordance with the approved
17 construction plans and that all changes will be accurately noted in the digital file
18 on the appropriate plan sheets and detailed drawings. The hard copy submittal
19 derived from the digital file shall reflect these changes.
- 20 6. *What should the electronic delivery include?*
- 21 • All sheets of the original digital construction plans with noted construction
22 changes. The construction contractor and/or design consultant shall record all
23 field changes and any existing utilities encountered during construction.
 - 24 • All Record Drawing changes will be made in the digital format.
 - 25 • Changes to text: invert elevations, dimensions, notes, etc. will be lined out
26 with the Record Drawing text placed above it. Do not alter, modify or erase
27 original approved design text.
 - 28 • Changes made to Graphic features: pipe, catch basins, hydrants, etc. shall be
29 moved to reflect their accurate surveyed locations.
 - 30 • An overall digital site plan.
 - A detailed digital and/or hard copy list of drawing files with the corresponding
layers/levels and their contents will be included with the digital drawing file.
The list shall include but not be limited to: Digital File names, Drawing names
(logical), Level number/Layer name and Level/Layer description.
7. *Do Record Drawing changes need to be made in the Original Digital
Construction Drawing?:* Yes, all changes need to be made to the original City

1 Approved digital Construction files and then re-plotted to create the hard copy
2 submittal. Digital Record Drawings created from anything other than the digital
3 construction drawings will not be accepted. Hand drafted changes to Mylar or
4 paper copy submittals will not be accepted.

5 8. *What format should the electronic delivery be in?*

- 6 a. Digital files shall be provided in a version of MicroStation ".DGN"
7 (preferred), or AutoCAD ("DWG" format) deemed acceptable by the
8 City. All support files required to display or plot the files in the same
9 manner as they were developed shall be delivered along with these files.
10 These files include but are not limited to (MicroStation) Customized Line
11 Styles libraries, Cell Libraries, Font Libraries, Pen Tables and Referenced
12 Files, (AutoCAD) Block Libraries, Font Files, Menu Files, Plotter Setup
13 and Referenced Files. Do not include P.E./P.L.S. stamps, signature and
14 border files. Scanned hard copy drawings using raster to vector
15 conversions will not be acceptable digital format.
16
17 b. The files will be submitted on a recordable compact disc (preferred) or
18 MS-DOS formatted 3.5" floppy disk(s). Each disc will be labeled with the
19 project name and the name of the company that prepared them.
20
21 c. The drawing will be at full scale. Microstation working units will be set to
22 1:1000 with Master units set to "ft" for site plans; The drawing will be
23 accurately located in state plane coordinates using NAD-83-91 survey
24 control and tied to any 2 City of Redmond Horizontal Control
25 Monuments.

26 9. *What should the hard copy delivery include?*

- 27 a. Three sets of prints derived from the Record drawing digital file will include
28 the Stamp, Signature and Date of the Professional Engineer or Professional
29 Land Surveyor that prepared the Record drawing document.
30 b. Record drawing submittals are to include all sheets of original city approved
construction drawings except TЕСP and City Standard Details, i.e.: Title
sheet, Plan(s), Profile(s), Sensitive Areas/Wetlands and Site Specific Details.

10. *Who do you contact if you have additional questions?:* Please call John Wellman of the Public Works Development Services Division at (425) 556-2740 if you have any questions.

11. *Where do you submit your Record Drawings?*

Public Works Development Services Division
2nd floor Redmond City Hall

15670 N.E. 85th Street

Redmond, WA 98073-9710

I. CONSTRUCTION REQUIREMENTS

1. Installation of all street and utility improvements shall be to City of Redmond standards.
2. Prior to construction a pre-construction conference shall be held with the City.
 - A minimum of one (1) week of advance notice is required to arrange this meeting.
 - Construction drawing approval and print distribution to the Construction Engineering Division must occur before the pre-construction conference is scheduled.
3. Unless otherwise specified, hours of construction shall be limited from 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No work is permitted on Sunday. This shall apply to plat construction improvements (street and utility improvements) and exterior home construction only. Residential home construction (i.e. painting, drywall, etc.) working hours may be different. All construction work is enforced by the Redmond Community Development Guide Section 20D.100 (Noise Control). Any construction equipment that does not meet Redmond's Noise Control shall have mufflers.
4. Construction activities may be limited or suspended during the rainy season (October 1 - April 30).
5. Haul Routes:
 - a. The applicant is required to complete and submit a construction hauling form to the City of Redmond to calculate any haul fees for this development. Please contact Steve Rountree at (425) 556-2877 to obtain a copy of this form.
 - b. Haul hours will be within the hours of 9 a.m. - 4 p.m. and 6 p.m. to 10 p.m. On Saturdays, hauling may be continuous between 9 a.m. -10 p.m. as long as it is in compliance with the City's noise ordinance.

- c. Traffic control shall be provided at all times when working in or near the public rights of way, subject to the approval of the Transportation Division and the Police Department.
- d. The applicant shall provide street sweeping at all times during hauling.
- e. The applicant shall repair and/or replace any traffic markings (i.e., buttons, arrows, etc.) damaged during the hauling operations.
- f. The Public Works Director shall retain the authority to stop or reroute hauling or change hours of hauling if operating times are unsatisfactory or inclement weather adversely affects City facilities.

III. PUBLIC WORKS-WATER AND SEWER

A. Requirements If Construction of Fairwinds Precedes Construction of The Water and Sewer Mains In Novelty Hill Road As Identified Below:

The proposed sanitary sewer and water services for your project are dependent upon the construction completion of an 8-inch sanitary sewer main and 12-inch water main, including their related appurtenances, in Novelty Hill Road from approximately a station 11+00 to approximately a station 13+50 as it is shown on your site plan of July 21, 2003. The construction of these sanitary sewer and water mains are part of the approval requirements for Elm Court development; however, Elm Court has not yet constructed these required sanitary sewer and water mains.

If the applicant chooses to proceed and not wait on the construction progress of Elm Court for the above-referenced sanitary sewer and water mains, then you may choose one of the following:

1. Construct the above-referenced 8-inch sanitary sewer and 12-inch water mains, including their related appurtenances, in Novelty Hill Road as it was approved by the City during the design review of the proposed Elm Court development. The associated construction plans need to be reviewed and approved by the City accordingly.
2. Submit to the City construction plans for an alternative design of the above referenced 8-inch sanitary sewer and 12-inch water mains in Novelty Hill Road,

1 that complies with the City water and sewer master plans, for review and
2 approval. Construct these sanitary sewer and water mains accordingly.

3 If the applicant chooses to construct the above referenced sanitary sewer and water
4 mains, reimbursements are available through a reimbursement agreement to the
5 extent authorized by Chapter 13.12 of the City of Redmond Municipal Code.

6 **B. Water Service**

- 7 1. The proposed development is closer than 10 feet to the existing 70-year-old 6-
8 inch cast iron water pipe in comparison with 20 feet utility standard easement.
9 This impacts the structural integrity and the service reliability of this pipe.
10 Please relocate and replace the existing 6-inch cast iron water pipe with 8-inch
11 ductile iron pipe in Novelty Hill Rd. from a section that starts at the vicinity of
12 the intersection of Avondale Rd. and Novelty Hill Rd. and continues to the end
13 of the proposed development at Novelty Hill Rd. All water services along the
14 replaced segment of the above referenced 6-inch cast iron water pipe shall be
15 reconnected.
- 16 2. Install a 12-inch water main in Novelty Hill Rd from approximately a station
17 13+50 to a station 15+40 where the mentioned water main is being capped.
- 18 3. Install a 12-inch water main in the eastern private drive of the proposed
19 development and connect it to the 12-inch water main in Avondale Rd. and the
20 12-inch water main in Novelty Hill Rd.
- 21 4. Install a 8-inch water main in the western private drive of the proposed
22 development and connect its both ends to the above referenced 12-inch water
23 main in the eastern private drive in a manner that these two referenced water
24 mains form together a water loop around the proposed building.
- 25 5. Install a 3-inch water meter vault for a domestic water service for the proposed
26 development. The floor of the mentioned vault needs to be drained by gravity to
27 an adjacent storm sewer system.
- 28 6. Install a 2-inch water meter with a backflow preventor for an irrigation use.
- 29
30

7. Install fire hydrants through the proposed development according to the Fire Department recommendation. The location and spacing of these fire hydrants will be determined by the Fire Department.
8. Install a fire sprinkler system for the proposed building with a Post Indicator Valve (PIV) and Fire Department Connection (FDC) according to the Fire Department recommendation.
9. Install blow-offs and air-vacuum assemblies as it warrants on the water mains profiles.
10. Provide a 20-foot utility easement for the proposed water mains and the related appurtenances.
11. Maintain a horizontal separation of 10 feet between water and sewer mains.
(The water main location shown on the site plan may not conform to City standard locations. Revisions to comply with City standard locations may be required.)

C. Developer Extension Administrative Requirements: Water and Sewer

1. Construction Drawings.

Construction drawings for water and sewer improvements shall be prepared in accordance with the Design Requirements for Water and Sewer System Extensions prepared by the Development Services Division of the Department of Public Works. A plan review fee for water and sewer utility shall be paid to the Development Services Division prior to construction drawing review. An inspection fee for water and sewer utility shall be paid to the Development Services Division prior to construction drawing approval. Please contact the Development Services Division at 556-2840 for further information on fees and amounts.

2. Easements.

Easements shall be provided for all water and sewer improvements as required in the design requirements. Offsite easements must be recorded prior to construction

drawing approval. Onsite easements must be recorded prior to the improvements being placed into operation.

3. Performance Guarantee.

A performance guarantee shall be provided in a form acceptable to the City for sewer and water improvements as follows:

- a. All water and sewer improvements within City right-of-way or easement and any other portion of the improvements as required by the Development Services Division.
- b. The amount of the performance guarantee shall be established by the City upon review of estimates prepared by the applicant and the guarantee shall be provided prior to plan approval.

4. Bill of Sale.

A Bill of Sale shall be provided for all water and sewer improvements to be owned and operated by the City.

5. Asset Summary.

A Developer Extension Asset Summary shall be provided for all water and sewer improvements to be owned and operated by the City.

6. Maintenance Guarantee.

A maintenance guarantee shall be provided in a form acceptable to the City for all water and sewer improvements to be owned and operated by the City. Period of guarantee shall be 1 year from acceptance of all improvements by the City.

7. As-built Drawings.

As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.

8. Permit Applications.

Water meter and side sewer permit applications shall be submitted for approval to the Development Services Division. Permits and meters will not be issued until

all improvements are constructed and administrative requirements are complete. Requests to install water meters or construct side sewers prior to completion of all water and sewer improvements and administrative requirements will only be approved on a case-by-case basis after review of the project specifics. Various additional guarantees or requirements may be imposed as determined by the Development Services Division for issuance of meters and permits prior to improvements or administrative requirements being completed.

D. Fees

Plan review and construction inspection fees are required and will be at the rate in effect when plans are approved. Connection fees are at the rate in effect when water meter and side sewer permits are issued. Contact the Development Services Division of the Public Works Department to obtain an estimate of the fees that will apply.

IV. PUBLIC WORKS-CLEARING/GRADING AND STORMWATER

A. Design Requirements to be Completed Prior to Permit

1. Erosion control systems must be implemented throughout the construction process and until the site is stabilized. Design of all systems must be in accordance with section 20E.90.10 of the Community Development Guide and the most recent issue of the City of Redmond STORMWATER MANAGEMENT AND EROSION CONTROL TECHNICAL NOTEBOOK (notebook). Contact the Stormwater Division at 556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the notebook.
2. Stormwater Management
 - a. Quantity Control
 - 1) Provide detention for peak discharge control to match one half of the 2-year and match the 10-year and 100-year storms natural (prior to any development) runoff peak rate. Detention of runoff from private

property will be accomplished in a lined, privately maintained, wet pond. Detention of runoff from public property will be accomplished in a lined wetpond maintained by the City of Redmond.

- 2) Provide for overflow routes through the site for the 100-year storm runoff (100 year flow may not impact any buildings).

b. Quality control

Provide water quality treatment for the runoff from the 6-month, 24-hour design storm event. Separate public and private wetponds shall be used. Use the developed condition land use when determining the water quality storm flow rate.

3. Site grading shall not exceed a slope of 3 horizontal to one vertical measure, (3 to 1).
4. Coordinate Civil and Landscape Plans, trees can not lie closer than 8 feet to storm pipes.
5. Specify location and catchment basin area and land use of all offsite stormwater flows discharging onto the property.
6. Coordinate pond discharge spreader to not negatively impact the walkway.
7. Provide a one-half foot sediment storage volume for each detention pond

B. Fees to be Paid Prior to Permit

1. Fees must be paid for construction drawing review and for construction inspection.
2. Based upon the plans presented, the construction drawing review fee is estimated to be \$1,797.44. A deposit equal to that amount is due and payable when construction drawings are presented for review. The construction drawing review fee will be adjusted to account for plan changes during review and will be determined prior to drawing approval. If the adjustments cause the fee to exceed the deposit, the balance due must be paid prior to approval of drawings. If

adjustments result in a final figure less than the deposit, the overpayment may be credited against the subsequent fee below or will be refunded.

3. A construction inspection fee equal to the final construction drawing review fee is due and payable at the time a permit is issued.
4. Based upon the current estimate, the total storm water review and inspection fees for this project will be approximately \$3,594.88. Crediting the project with the initial deposit of \$313, the total amount due will be approximately \$3281.88.

C. Miscellaneous

1. Construction activities may be limited or suspended during the rainy season (October 1 – April 30).
2. Two complete copies of plans, computations, and studies are required for a complete submittal. Only complete submittals will be accepted for review.
3. Stencil all on-site storm drainage inlets with “DUMP NO WASTE DRAINS TO STREAM”. Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets.
4. Easements will be required for any public conveyance systems.
5. A copy of the conditions of approval (this letter) must accompany all Grading and Storm drainage plan submittals.
6. As applicable, designate private roads on the construction plans and plat drawings by adding (Private) after the road name.
7. Waste storage areas over 200 square feet must be covered. Areas containing dumpsters that receive food waste shall not drain to, or slope toward the storm drain system. Such areas may be provided with drains to the sanitary sewer system provided appropriate separator(s) are included, and all construction is approved in advance by the City.

- 1 8. Bill of Sale and Asset Summary shall be provided for all storm drainage
2 improvements to be owned by the City.

3 V. FIRE DEPARTMENT

4 Entitlement plans shall be in compliance with the applicable Redmond Fire Department
5 General Conditions and Guidelines (see the attached). The current submittal is generally
6 adequate for Entitlement Approval, but does not fully represent compliance with all
7 requirements. The following conditions are integral to Entitlement Approval and shall be
8 complied with in Civil Drawings, Recordings, Building Permit Submittals, Fire Code
9 Permit submittal, and/or other applicable processes:

- 10
11 1. Site Plan: In general refer to the attached Conditions and Guidelines.
12
13 2. Site Plan: The transition from the regular access and the fire lane at both ends has
14 been described in your response #2 as “mountable curb”. Since this often refers
15 to a “rolled curb”, which is unacceptable, please note that what we will be looking
16 for on the Civil Drawings is a sloped curb equivalent to a driveway apron. A
17 rolled curb will not be acceptable.
18 3. Fire Protection Plan: As part of your Civil Drawing submittal include a one-sheet
19 Fire Protection Plan similar to what you show on sheet P1.0 composite site plan.
20 4. Permit: A Fire Code permit will be required for fuel storage for the generator and
21 for other uses as required by the Fire Code. Arrange for application, review, and
22 approval prior to occupancy.
23 5. Other: Refer to “Operations and Use, Other, Item #6” in the attached Conditions
24 and Guidelines. This project has a high likelihood of need for emergency patient
25 transport; therefore, minimum elevator sizing for transport equipment shall be
26 used.
27
28
29
30